

159.0

0011

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

636,900 /

636,900

636,900 /

636,900

636,900 /

636,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
194		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GELLATLY STEVEN C
Owner 2:	
Owner 3:	

Street 1: 194 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	GELLATLY HELEN -
Owner 2:	-

Street 1: 194 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,756 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Aluminum Exterior and 1100 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6756		Sq. Ft.	Site		0	70.	0.927										435,876						435,900	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	6756.000	201,000			435,900	636,900				Entered Lot Size				106316	GIS Ref
Total Card	0.155	201,000			435,900	636,900				Total Land:				GIS Ref	GIS Ref
Total Parcel	0.155	201,000			435,900	636,900				Land Unit Type:				Insp Date	Insp Date
Source:	Market Adj Cost				Total Value per SQ unit /Card:	579.00	/Parcel:	579.0						07/21/18	07/21/18

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT										Parcel ID		Parcel ID		Parcel ID		Parcel ID		Parcel ID		Parcel ID		Parcel ID		Parcel ID		Parcel ID		Parcel ID	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date																			
2020	101	FV	201,000	0	6,756.	435,900	636,900	636,900	Year End Roll	12/18/2019																			
2019	101	FV	181,000	0	6,756.	435,900	616,900	616,900	Year End Roll	1/3/2019																			
2018	101	FV	181,300	0	6,756.	367,400	548,700	548,700	Year End Roll	12/20/2017																			
2017	101	FV	181,300	0	6,756.	336,200	517,500	517,500	Year End Roll	1/3/2017																			
2016	101	FV	181,300	0	6,756.	286,400	467,700	467,700	Year End	1/4/2016																			
2015	101	FV	170,800	0	6,756.	249,100	419,900	419,900	Year End Roll	12/11/2014																			
2014	101	FV	170,800	0	6,756.	230,400	401,200	401,200	Year End Roll	12/16/2013																			
2013	101	FV	164,000	0	6,756.	219,200	383,200	383,200		12/13/2012																			

SALES INFORMATION

SALES INFORMATION										TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes									
GELLATLY HELEN	31619-399		7/8/2000	Family	158,000	No	No											
	19143-587		6/1/1988			1	No	No	A									

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/18/2001	679	Dormers	53,000	C				EXPAND DORMER/LIVI	7/21/2018	Meas/Inspect	HS	Hanne S
									10/18/2008	Meas/Inspect	197	PATRIOT
									5/22/2002	Permit Visit	PM	Peter M
									2/5/2000	Inspected	264	PATRIOT
									12/9/1999	Mailer Sent		
									12/3/1999	Measured	272	PATRIOT
									7/14/1993		AJS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Prior Id # 1:	106316
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

